



Building Missouri's Legacy

REVENUE BOND PROJECT

Current River State Park

MISSOURI STATE PARKS

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01/21



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NATURAL RESOURCES



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Lodge at Current River State Park



Current River State Park LODGE PROJECT

A renovation of the historic lodge, dorms and kitchen, the addition of six new cabins and the installation of new water and wastewater systems are proposed for Current River State Park.

The former Alton Box Company Corporate Retreat, located on the bank of the Current River and within the scenic easement of the Ozark National Scenic Riverways, is the feature attraction at Current River State Park. This is the last remaining example of a corporate retreat on the Current River. This proposal includes the rehabilitation of the lodge, which houses a dormitory, and development of full-services cabins.

The rehabilitation of the existing 12-room lodge includes replacing the dormitory wing, upgrading the kitchen and dining area and making various structural repairs. In addition to the lodge renovation, the proposal addresses the need to build adequate electric, water and sewer service. The proposed project includes the construction of six full-service, two-bedroom cabins along the lakefront. Estimated lifespan of this project is 80 years and will cost an estimated \$10 million (See Example B).

The estimated annual revenue from this renovation project is \$484,045; based on this projected revenue, it would take 20 years to payback the bonds (See Example C). This project is currently on the State Park Maintenance and Repair list. A portion of this project (\$3,099,660) could be eligible for a subsidized loan or grant through the Clean Water State Revolving Fund (CWSRF). The CWSRF loan or grant could offset costs associated with the water/wastewater components of the project. More information needs to be gathered to determine eligibility and specific offset potential.

A. WHY PURSUE THIS PROJECT?
Restoring the historic Alton Box Company Corporate Retreat and the development of a rental facility would provide an intimate venue for families, non-for-profit groups and retreats. This historical setting on the banks of the Current River will provide a rustic experience with ample opportunity for recreation. The proposed cabins on the upper lake will provide additional opportunities for state park lodging which is in high demand in the area.

B. WHAT IS THE COST OF THESE IMPROVEMENTS?
Missouri State Parks uses recently bid projects and designers’ estimates to calculate project costs.

ESTIMATED COSTS TO RENOVATE THE LODGE and ADD CABINS	
Infrastructure	\$2,700,487
Site Work	\$793,349
Cabins	\$2,254,854
Lodge Renovation	\$2,184,800
Design and Bidding	\$895,518
15% Contingency	\$1,071,021
TOTAL PROJECT COST	\$9,900,029

C. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE	
Number of New Two-Bedroom Units	6
Average Rate Per Unit Per Night	\$208
Lodge Rooms	12
Average Rate Per Night	\$805
TOTAL APPROXIMATE REVENUE GENERATED	\$484,045



A dorm at Current River State Park (top) and a two-bedroom cabin in Missouri State Parks (above).